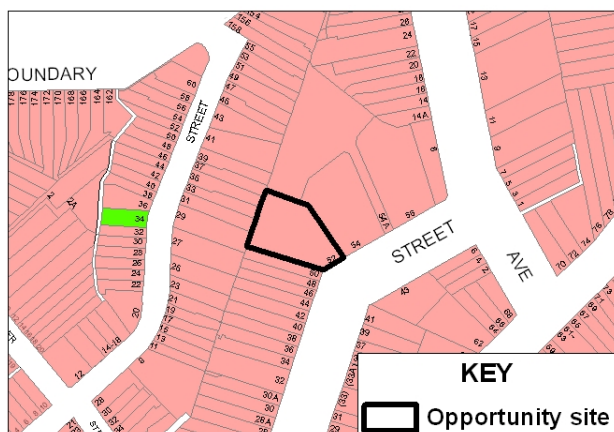


# Opportunity site summary

## 52 Hopewell Street, Paddington

This opportunity site contains one parcel zoned 2(a) Residential and is currently used as a car smash repairer. The site is directly located between single dwelling houses to the south and west and an older style three storey residential flat building (RFB) to the north east.



Planning changes for discussion:

	<b>Current</b>		<b>Proposed</b>
Zone	2(a) Residential	to	R3 Medium Density Residential
Floor space ratio	–	to	1.5:1
Height	9.5m	to	No change
			<b>Net yield* = 5</b>

Key justifications for planning changes:

- Existing car smash repairs is a non-conforming use in the 2(a) zone.
- Rezoning the land to allow an RFB in this location will provide a suitable building form transition from the existing three storey RFB to the dwelling houses.
- Promoting an RFB on this site will provide a development from that is more consistent with the character of the area.

\* Net yield figures provided are estimates only